



Wellingtonia Terrace, Hingham, Norwich, NR9 4HX

welcome to

Wellingtonia Terrace, Hingham, Norwich

A stunning, contemporary home in a tucked-away village setting, within reach of local amenities, bus routes and a short drive from Norwich. Stylish interiors include a log burner lounge, open-plan kitchen/dining room, utility, 3 bedrooms, 2 bathrooms, playroom/gym, private garden & driveway parking.



Description

Tucked away within a compact and secluded development in a sought-after village setting, this beautifully presented contemporary home offers style, character, and exceptional versatility throughout. Designed to blend modern living with charming features, the property enjoys a quiet yet convenient location, forming part of a small collection of individually styled homes.

Stepping inside, the welcoming entrance hall sets the tone for the rest of the home. The lounge is a cosy and elegant space, enhanced by decorative wall panelling and a central log burner. The heart of the home lies in the sleek and stylish kitchen, fitted with a breakfast bar ideal for casual dining. This space flows seamlessly into the open-plan dining room, which is flooded with natural light thanks to a striking roof lantern.

A separate utility room adds convenience, while the former garage has been thoughtfully converted to offer additional flexible space - currently used as a playroom/home gym, it could easily suit a variety of needs. The ground floor also benefits from a beautifully appointed shower room. Upstairs, the home offers three well-proportioned bedrooms and a modern family bathroom suite, all finished to a high standard.

Outside, the private rear garden provides an ideal space for outdoor entertaining and relaxation, with plenty of room for seating and al fresco dining. To the front, driveway parking is available via a shared access, offering practicality.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, inset ceiling spotlights, radiator, doors opening to the kitchen, shower room and further door to;

Lounge

12' x 10' 7" (3.66m x 3.23m)

Wooden flooring, central log burner, radiator and double glazed window to front aspect.

Kitchen/Breakfast Room

11' 11" x 10' 11" (3.63m x 3.33m)

A stylish range of wall and floor mounted base units with wooden worktops and upstands, inset butler sink with mixer tap, space for Rangemaster cooker, decorative tiled splashbacks, integrated dishwasher, integrated microwave, space for American fridge freezer, breakfast bar, tiled flooring, inset ceiling spotlights, vertical radiator and opening to;

Dining Area

13' 9" x 12' 6" (4.19m x 3.81m)

Wood effect flooring, roof lantern, inset ceiling spotlights, two radiators, double glazed patio doors opening to the rear garden and door opening to;

Utility Room

7' 9" x 7' 7" (2.36m x 2.31m)

Further range of wall and floor mounted base units with complementary rolled edge work surfaces over, decorative tiled splashbacks, space for washing machine, space for tumble dryer, concrete floor, double glazed window to rear aspect and personal door access to;

Playroom/Home Gym

18' 3" x 8' 3" (5.56m x 2.51m)

Dual aspect room with fitted carpet flooring, double glazed patio doors opening to the rear garden and double doors to the front aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard, radiator, double glazed window to front aspect and doors opening to all bedrooms and family bathroom.

Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m)

Wooden flooring, feature fireplace, radiator and double glazed window to front aspect.

Bedroom Two

11' x 10' 4" (3.35m x 3.15m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

11' 5" x 9' 8" (3.48m x 2.95m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, raised roll top bath, decorative tiled splashbacks, decorative tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property is approached via a shared shingle driveway, which leads to a sheltered brickweave driveway offering private off-road parking and access to the former garage. This well-planned approach provides both convenience and practicality.

The private rear garden is predominantly laid to lawn and offers a wonderful space for relaxation and entertaining. A paved patio seating area provides the perfect spot for outdoor dining, while landscaped raised plant borders add colour and structure. A decked area offers an alternative place to unwind, and a useful shed is ideal for storage and equipment.

Agents Note

The property benefits from LPG central heating and double glazed windows throughout.

Location

The popular market town of Hingham is located approximately 11 miles from Dereham and approximately 17 miles from the City of Norwich. Boasting a village green, pharmacy, hairdressing salon, newsagents, tea room, public house and restaurant, garage and a village hall with playing field.



view this property online williamhbrown.co.uk/Property/DRM117472



welcome to

Wellingtonia Terrace, Hingham, Norwich

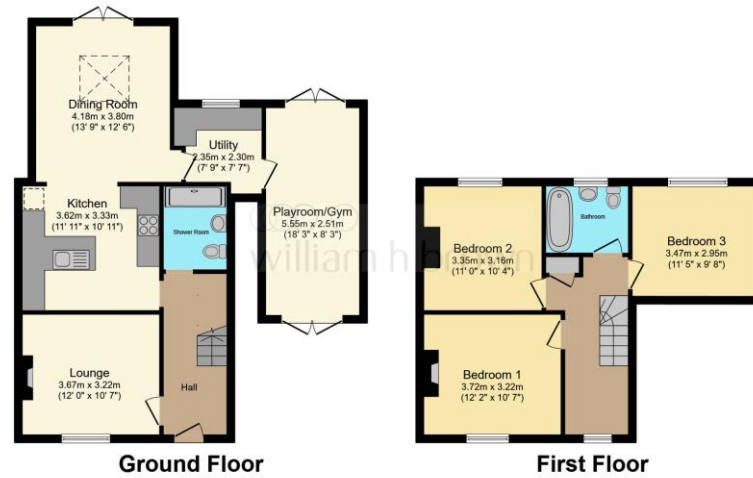
- Charming, Extended 3 Bedroom Semi-Detached Home
- Modern Kitchen With Wooden Worktops, Butler Sink And Breakfast Bar
- Open-Plan Dining Room With Roof Lantern
- Stylish Ground Floor Shower Room And First Floor Bathroom
- Versatile Converted Garage, Now A Playroom/Home Gym

Tenure: Freehold EPC Rating: F

Council Tax Band: B

offers over

£325,000



Total floor area 118.1 m² (1,271 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117472



Property Ref:
DRM117472 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk